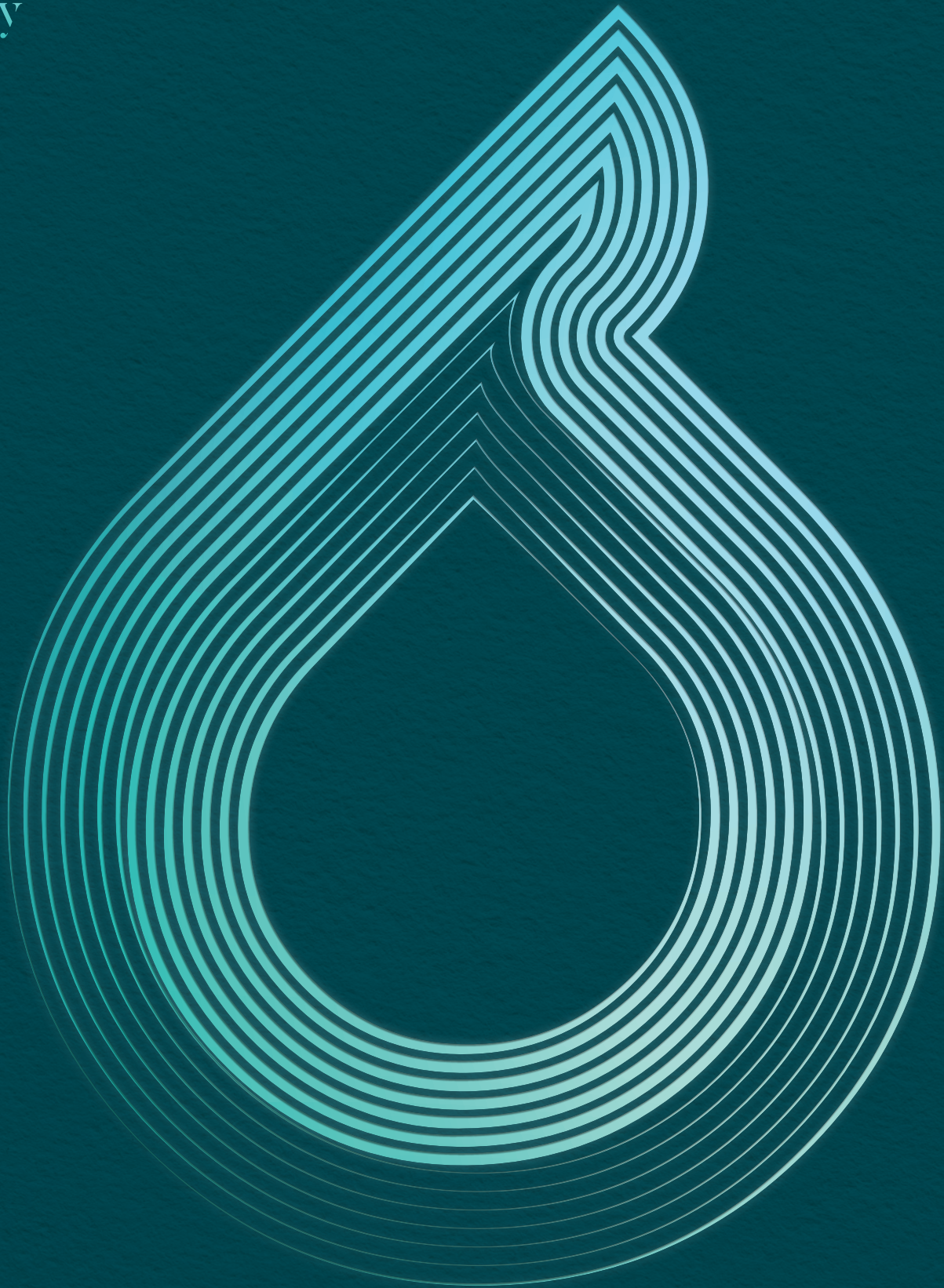


Six
Atlantic
Quay



Glasgow
G2 8JD



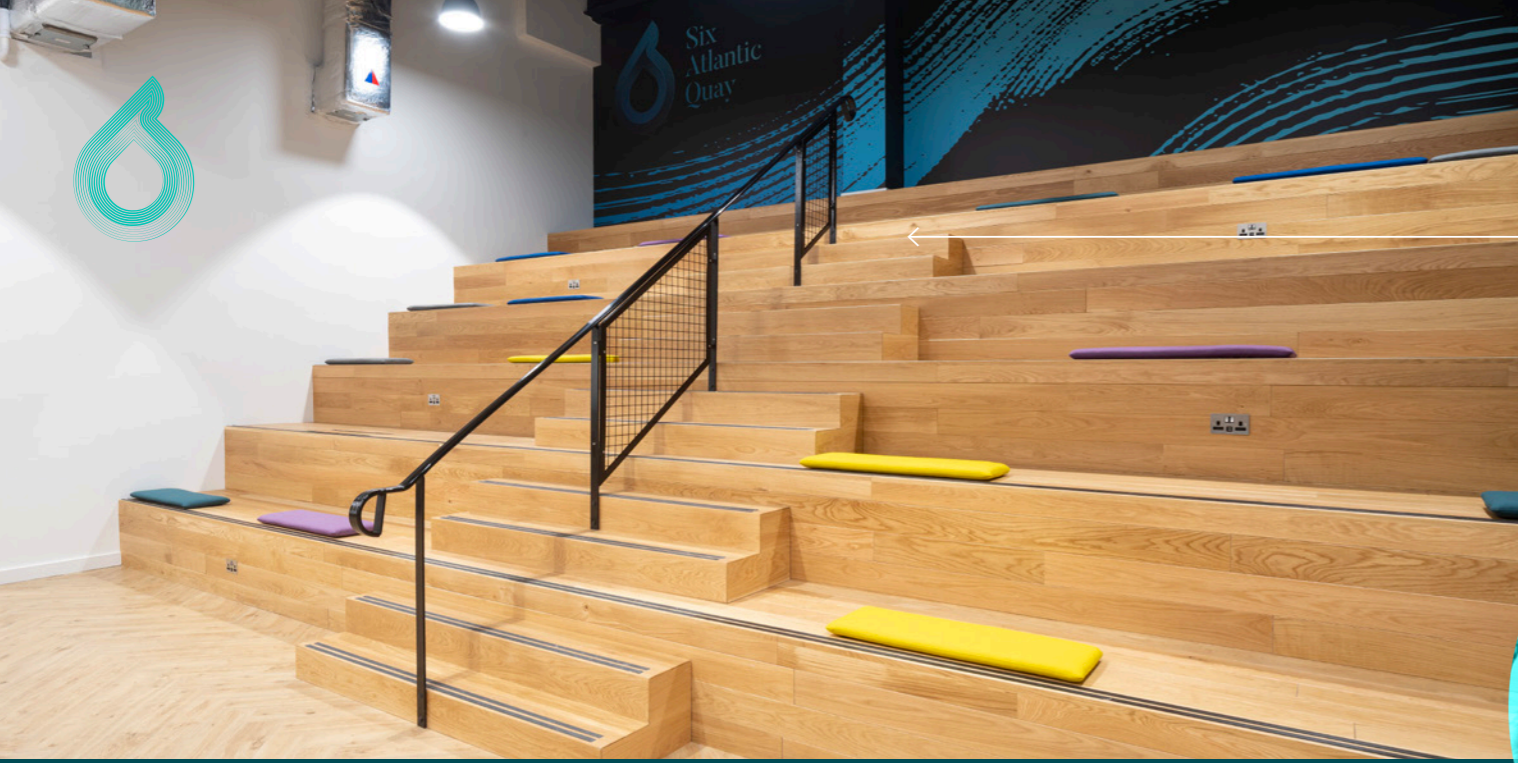
Head Space



5m Floor to Ceiling Height

Walk through the doors at 6 Atlantic Quay and it's immediately clear that this is no ordinary office building - this is something completely different.

From the lofty five metre ceiling height and towering atrium, to the floating meeting pod and town hall steps with presentation facility, this is an environment that encourages people to interact with the building. Add in a coffee station, inviting communal meeting rooms and relaxation spaces, and you have a building that exudes confidence and creates a striking initial impression.



Town Hall Seating

With a presentation screen and AV, the communal town hall space provides the perfect place for individual break out and team meetings alike.



5 Star telecommunications connectivity ewave rating



Exquisite Meeting Spaces

The ground floor has been designed with people in mind.

Stylish contemporary furniture and subtle lighting create a relaxing ambience where individuals can touch down, meet for coffee or a healthy snack, chat, exchange ideas or simply take a break from their desk. Perfect for informal meetings or exchanging ideas, this is co-working space that really works.

People Place



Two Imposing Entrances

6 Atlantic Quay can be accessed from the main entrance on Roberston Street and from a dedicated additional entrance off York Street.



On-site Nespresso coffee station



Floating Co-Working Meeting Pod

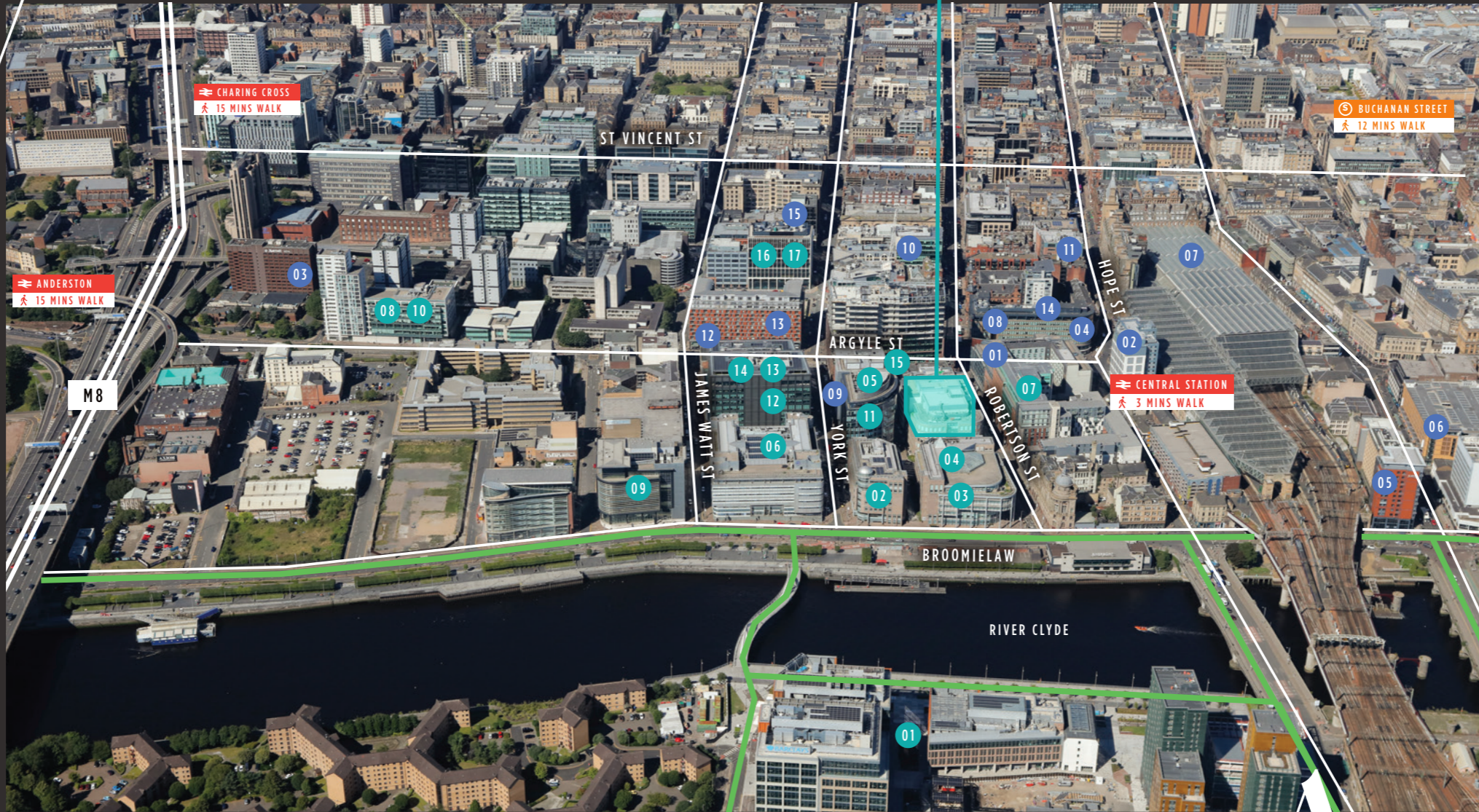




Easy

Glasgow's International Financial Services District (IFSD) is home to an array of established and fast growing FTSE, financial and professional organisations. Hardly surprising when you consider the excellent amenity provision and outstanding connectivity.

From the pedestrian bridge linking Broomielaw and Tradeston to just about every form of transport you can name, 6 Atlantic Quay couldn't be more accessible. Buses on the doorstep, rail and subway stations within minutes' walk and M8 junction 19 and the Clydeside Expressway only a short drive away - now that's connected.



Neighbouring Occupiers

- 01. Barclays Campus
- 02. HM Courts & Tribunals Service
- 03. Department for Work and Pensions
- 04. Lloyds Banking Group
- 05. MacRoberts LLP
- 06. BT
- 07. Scottish Qualifications Authority
- 08. Teleperformance
- 09. Scottish Government
- 10. AXA Business Insurance
- 11. AON
- 12. Burness Paull LLP
- 13. HMRC
- 14. Atkins
- 15. JP Morgan
- 16. TLT LLP
- 17. OVO Energy



Local Amenities

- 01. Radisson Blu
- 02. Motel One
- 03. Marriott Hotel
- 04. Yotel
- 05. Jurys Inn
- 06. Q-Park
- 07. Alston Bar & Beef
- 08. Co-op
- 09. Caffè Nero
- 10. Pret A Manger
- 11. Pure Gym
- 12. Dukes Umbrella
- 13. Tesco
- 14. Vega
- 15. Ho Wong



Local Cycleways

Access



The second busiest venue in the world



6 Atlantic Quay couldn't be better placed. Its inspirational setting provides an abundance of outdoor spaces and access to a riverside promenade to unwind and enjoy a breath of fresh air.

The area is home to a raft of restaurants, coffee/sandwich outlets and convenience stores that are all on hand. A short cycle takes you to the SEC (Scottish Event Campus) Scotland's largest exhibition centre, home to the OVO Hydro, one of the world's top performance arenas.



Lively Locale



Six Atlantic Quay

River Clyde Waterfront



NO



Cycle Ramp Access



Male, Female & Accessible Showers

Private Shower Cubicles,
Changing Facilities
& Drying Room



Sweat

A happy and healthy workforce leads to greater productivity. 6 Atlantic Quay has been designed with this in mind and with users wellness at the forefront of every decision - resulting in being accredited with a Platinum 'Active Score' rating. As more and more people choose to adopt a healthy commute, by bike or on foot, 6 Atlantic Quay has been designed to offer occupiers first class changing, shower, drying and storage facilities, all accessed directly from street level.

Numerous gyms lie close at hand and the scenic riverside promenade offers green spaces and the perfect route for fitness fanatics.

Six Atlantic Quay





Full height glazing provides volumes of natural light on all floors with highly flexible open plan floor plates affording multiple configurations, allowing you to create the perfect layout for your business.

The building has been crafted and designed with close attention to detail. The high quality specification ensures that it meets the needs of today's occupiers, and is future proofed for tomorrow.

- Virtually column free, large open plan floor plates
- New VRV air conditioning
- Natural daylight from front and rear elevations
- Metal suspended ceiling
- Recessed LED lighting
- Full raised access floors
- 2.7m floor to ceiling height
- New male and female toilets
- Accessible and gender neutral amenities
- 3 x 8 person destination controlled, panoramic atrium lifts
- Floor plate capable of subdivision
- Dedicated goods lift
- Secure speed gates
- EPC Rating - A

FLOOR	SQ FT	SQ M
Sixth	Let to EDF	
Fifth	Let to Iomart	
Fourth	10,426	968
Third	10,812	1,004
Second	11,468	1,065
First West	5,736	533
First East	5,684	528
Ground	3,780	351
TOTAL	48,218	4,478

Natural Light





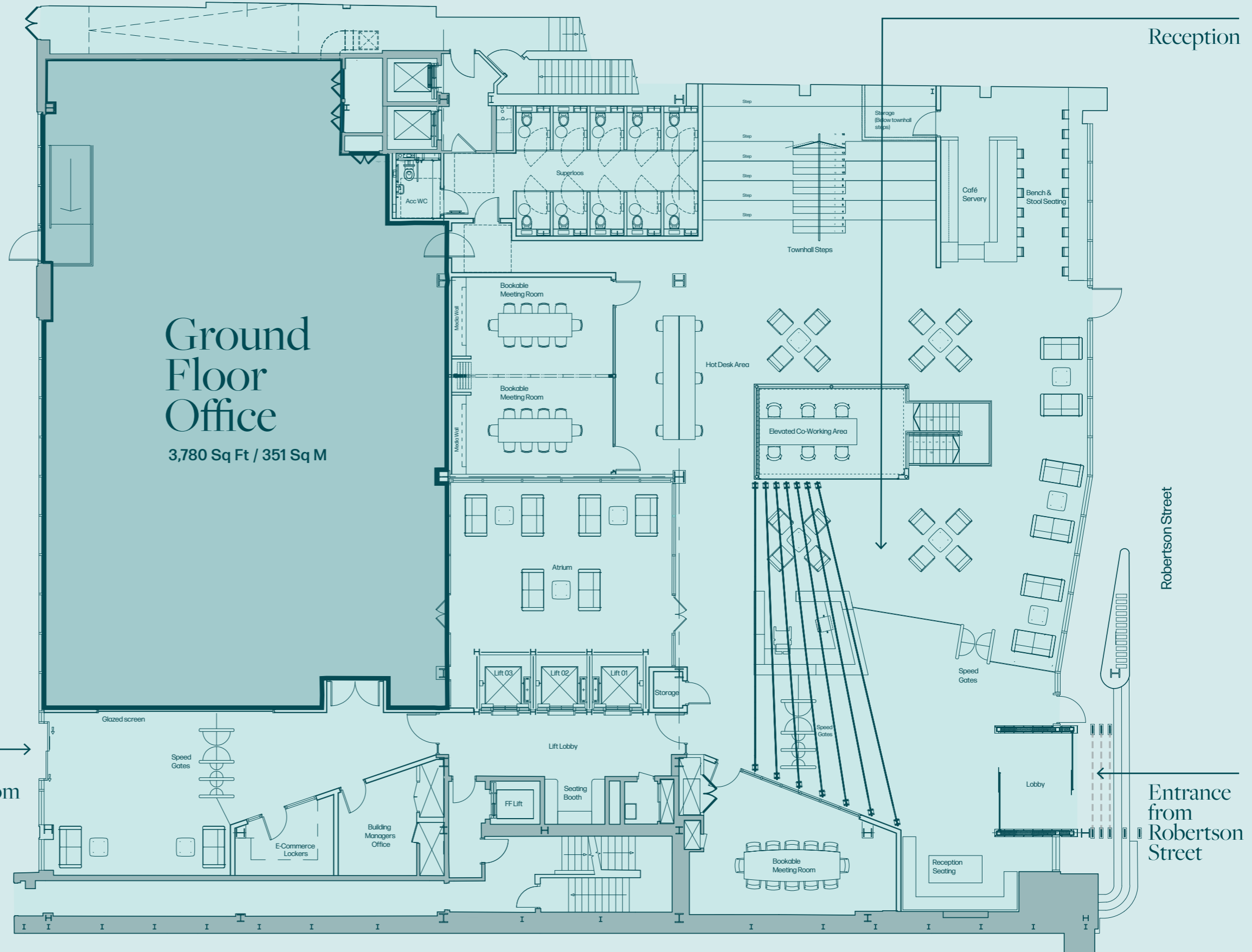
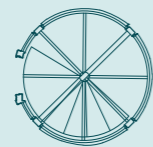
Ground Floor Office

3,780 Sq Ft / 351 Sq M

Reception Space

- 3 bookable meeting rooms
- 1 bookable elevated co-working meeting pod
- Townhall steps
- Coffee station
- Informal seating for 50 plus people
- Storage room for deliveries
- Secure speed gate access from front and rear entrances.
- Manned reception desk

Six Atlantic Quay



Reception

Robertson Street

Entrance from Robertson Street

Additional Entrance from York Street



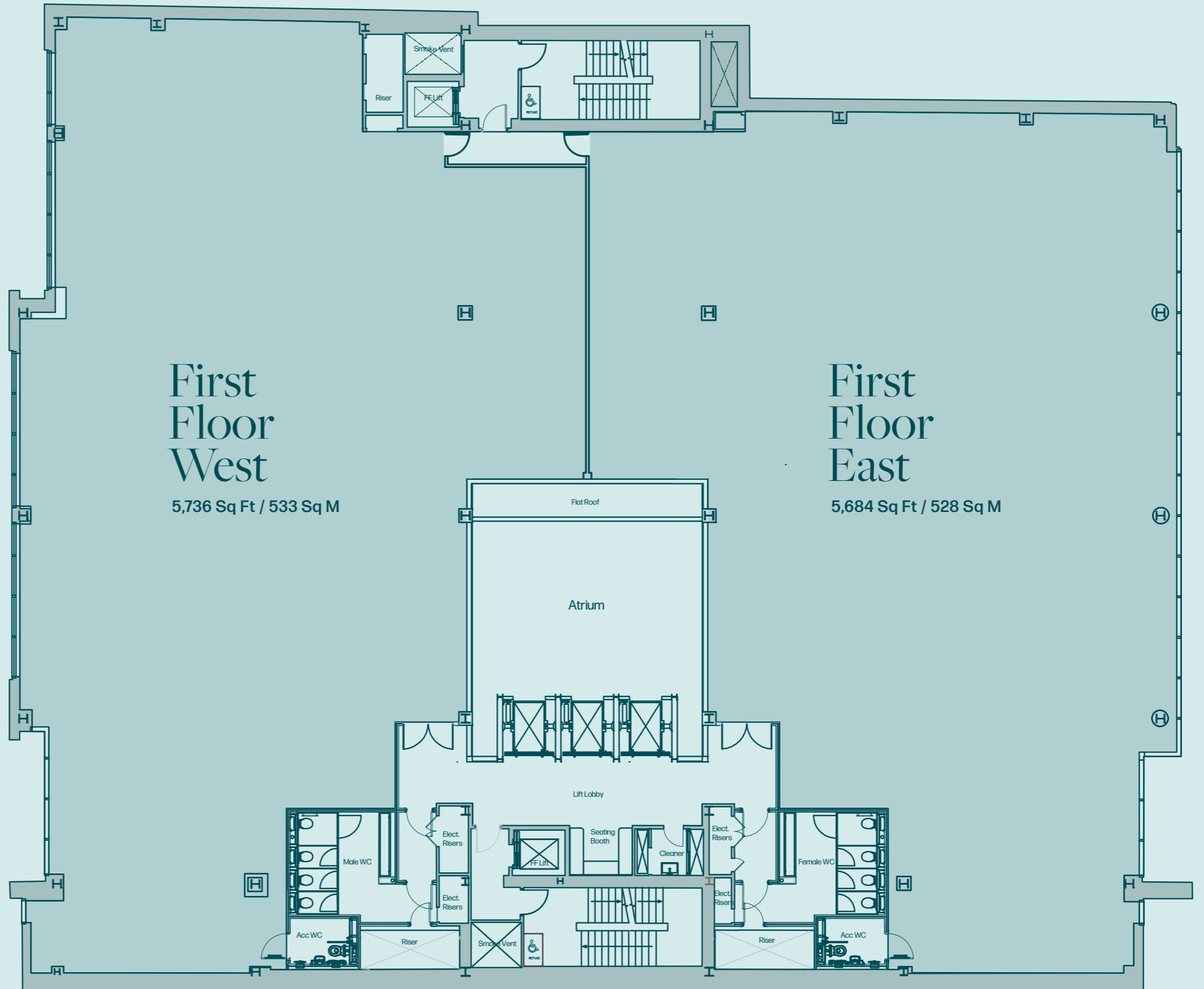
First Floor West

5,736 Sq Ft / 533 Sq M

First Floor East

5,684 Sq Ft / 528 Sq M

Six Atlantic Quay

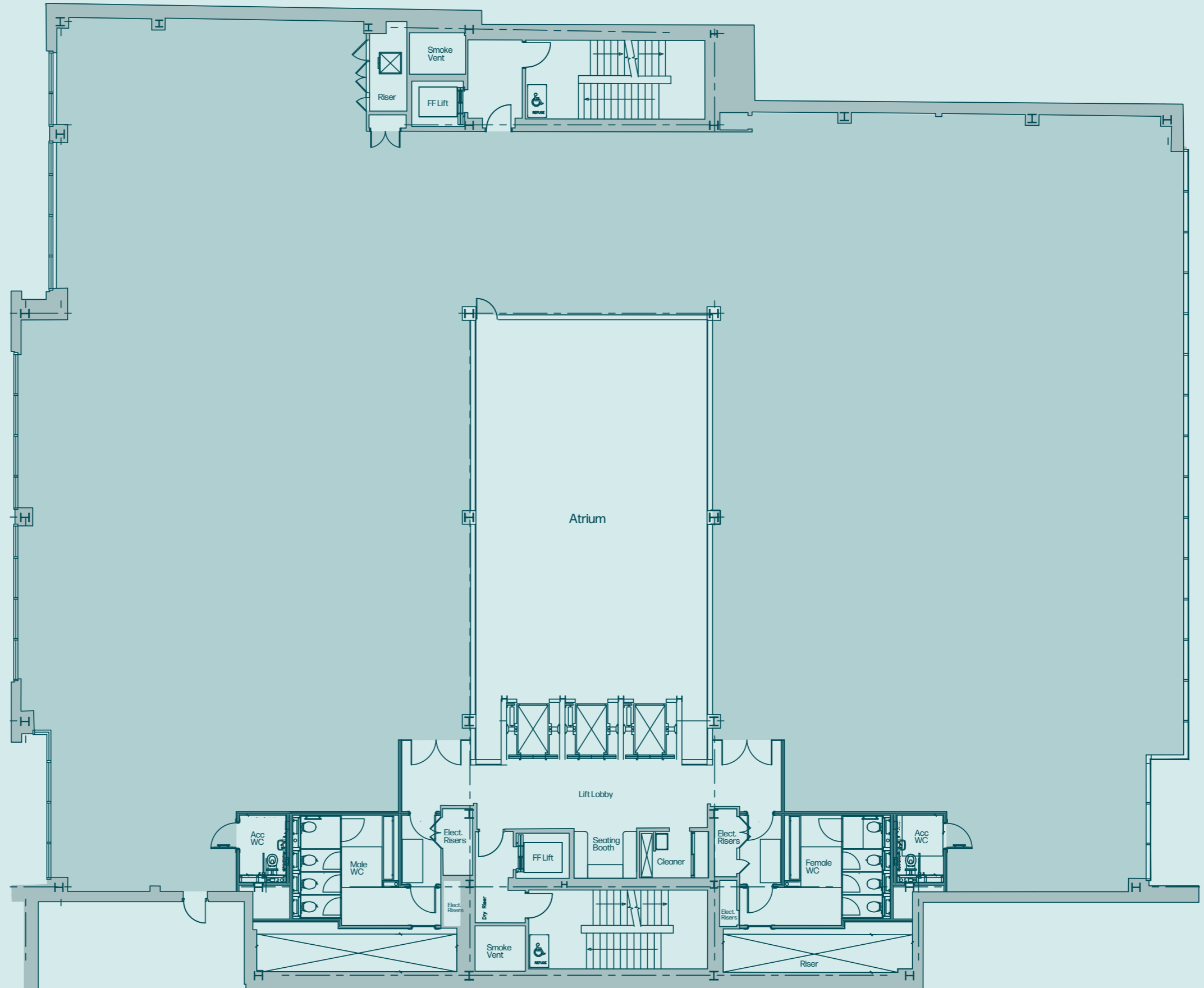


Robertson Street



Fourth Floor

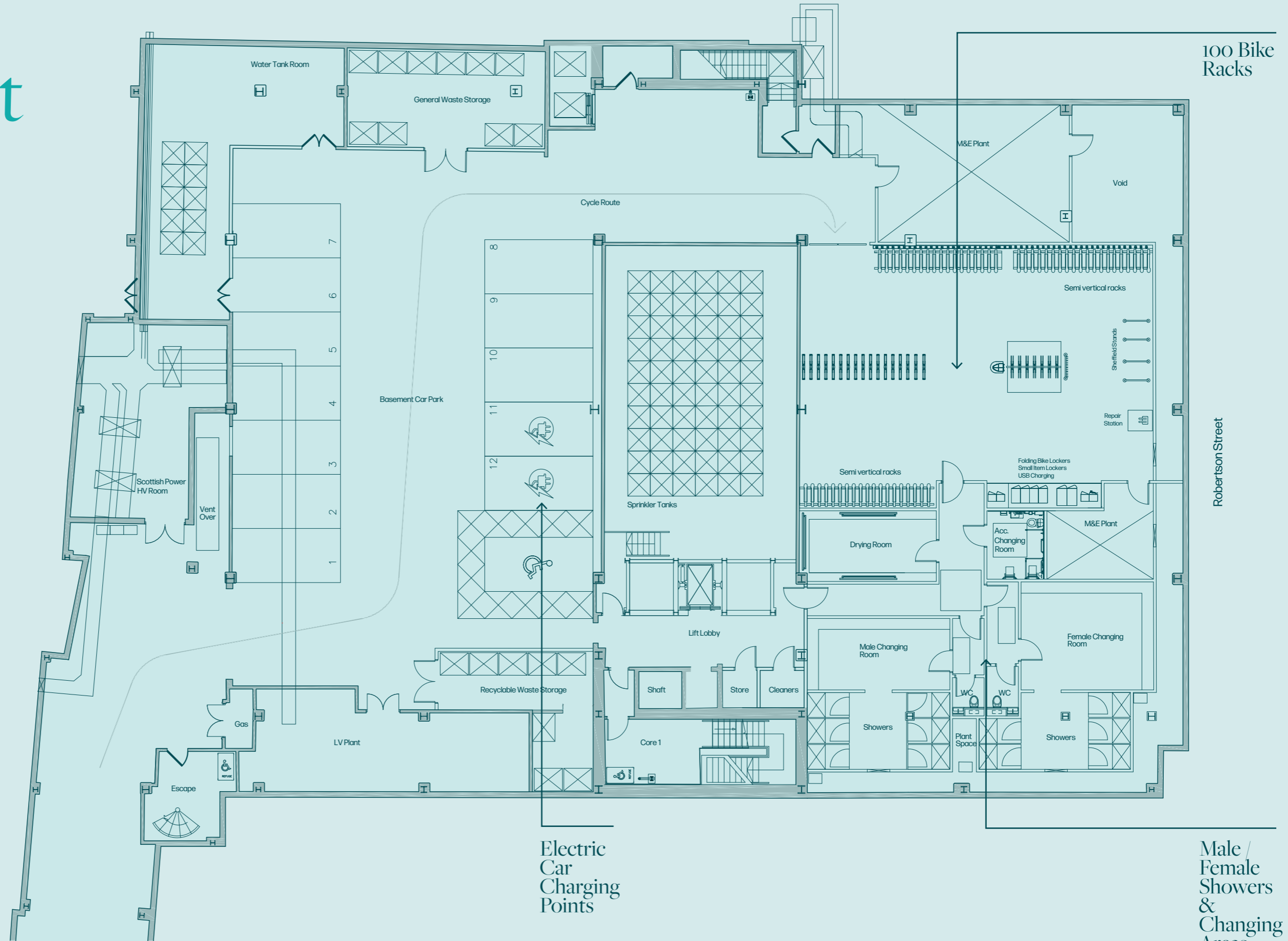
10,426 Sq Ft / 968 Sq M





Basement

- 12 car spaces
- 2 electric car charging points
- Cycle storage for 100 bikes
- Drying room
- Cycle repair station
- Accessible changing room and shower facility
- Male and female changing room with shower facilities
- Locker facilities



100 Bike Racks

Robertson Street

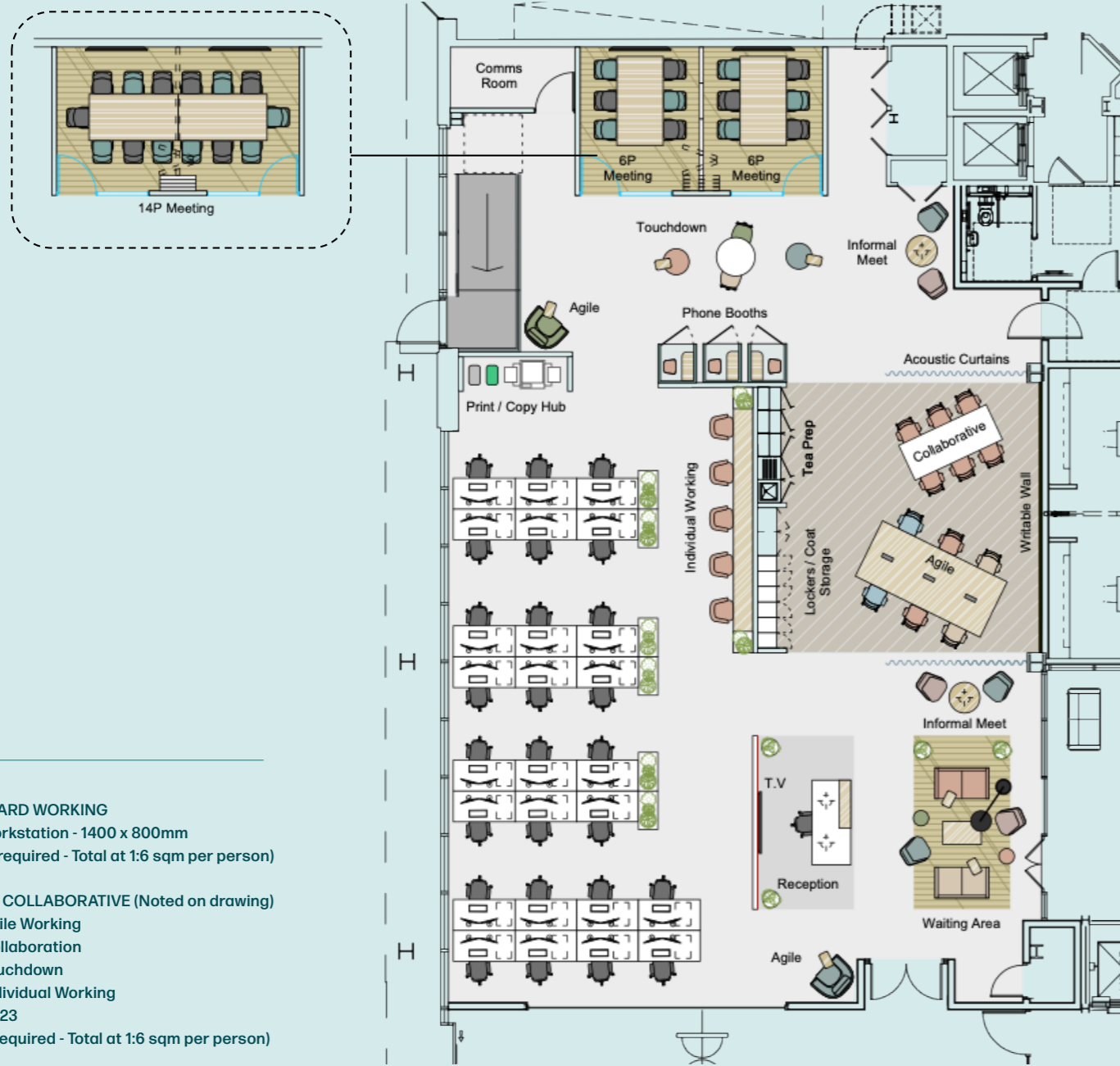
Electric Car Charging Points

Male / Female Showers & Changing Areas



Ground

Option 1
60% Desks / 40% Agile & Collaborative
N.I.A: 350 Sq M / 3,768 Sq Ft



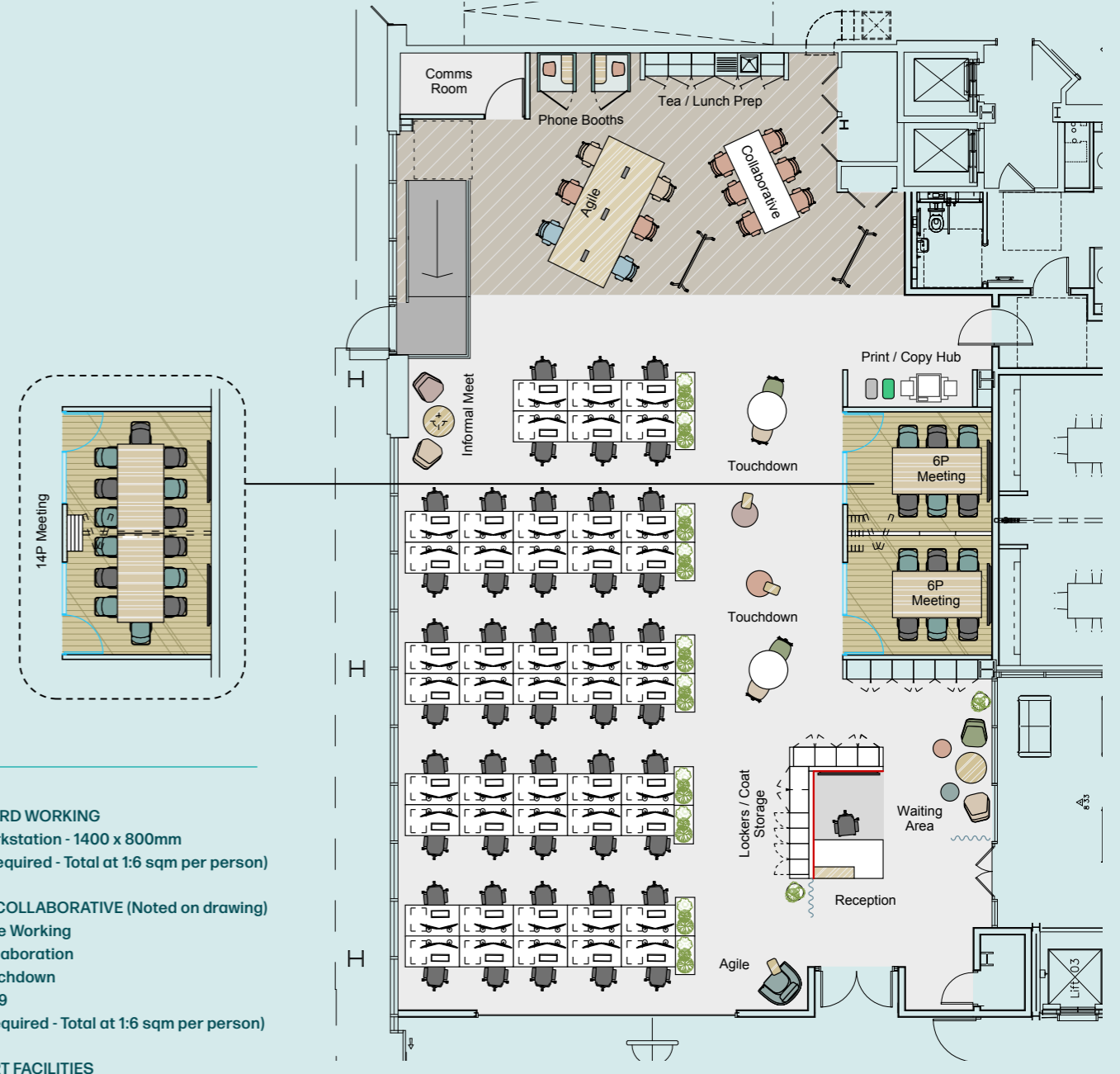
- STANDARD WORKING**
26 x Workstation - 1400 x 800mm
(26 no. required - Total at 1:6 sqm per person)
- AGILE / COLLABORATIVE (Noted on drawing)**
08 x Agile Working
06 x Collaboration
04 x Touchdown
05 x Individual Working
TOTAL: 23
(17 no. required - Total at 1:6 sqm per person)

- SUPPORT FACILITIES**
01 x Reception / Waiting Area
02 x 6 P Meeting Room
or
01 x 14 P Meeting Room
03 x Phone Booths
01 x Tea / Lunch Prep
02 x Informal Meet
01 x Comms Room
01 x Print / Copy Hub

Six Atlantic Quay

Ground

Option 2
80% Desks / 20% Agile & Collaborative
N.I.A: 350 Sq M / 3,768 Sq Ft



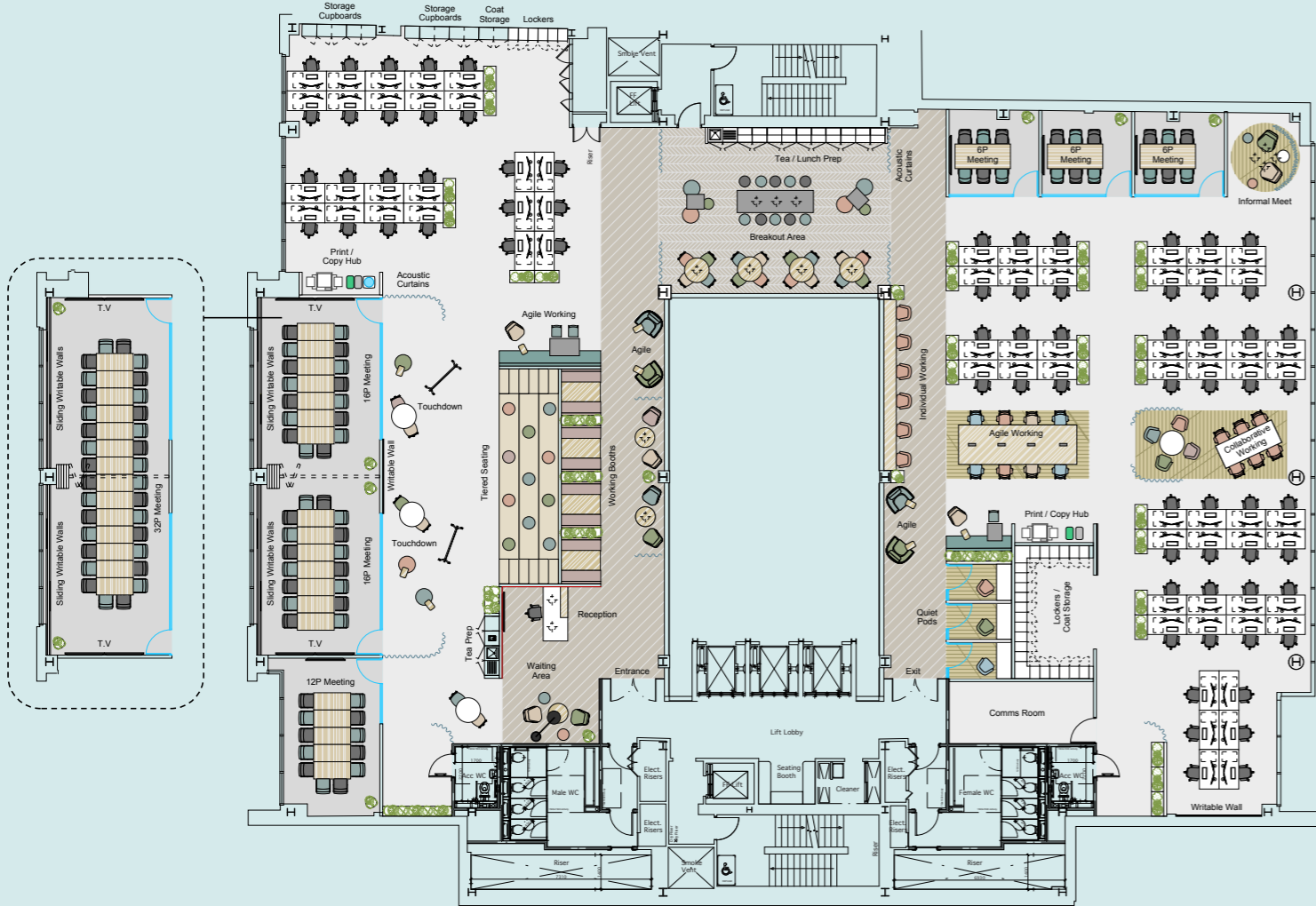
- STANDARD WORKING**
46 x Workstation - 1400 x 800mm
(46 no. required - Total at 1:6 sqm per person)
- AGILE / COLLABORATIVE (Noted on drawing)**
07 x Agile Working
06 x Collaboration
06 x Touchdown
TOTAL: 19
(12 no. required - Total at 1:6 sqm per person)

- SUPPORT FACILITIES**
01 x Reception / Waiting Area
02 x 6 P Meeting Room
or
01 x 14 P Meeting Room
02 x Phone Booths
01 x Tea / Lunch Prep
01 x Informal Meet
01 x Comms Room
01 x Print / Copy Hub



Fourth

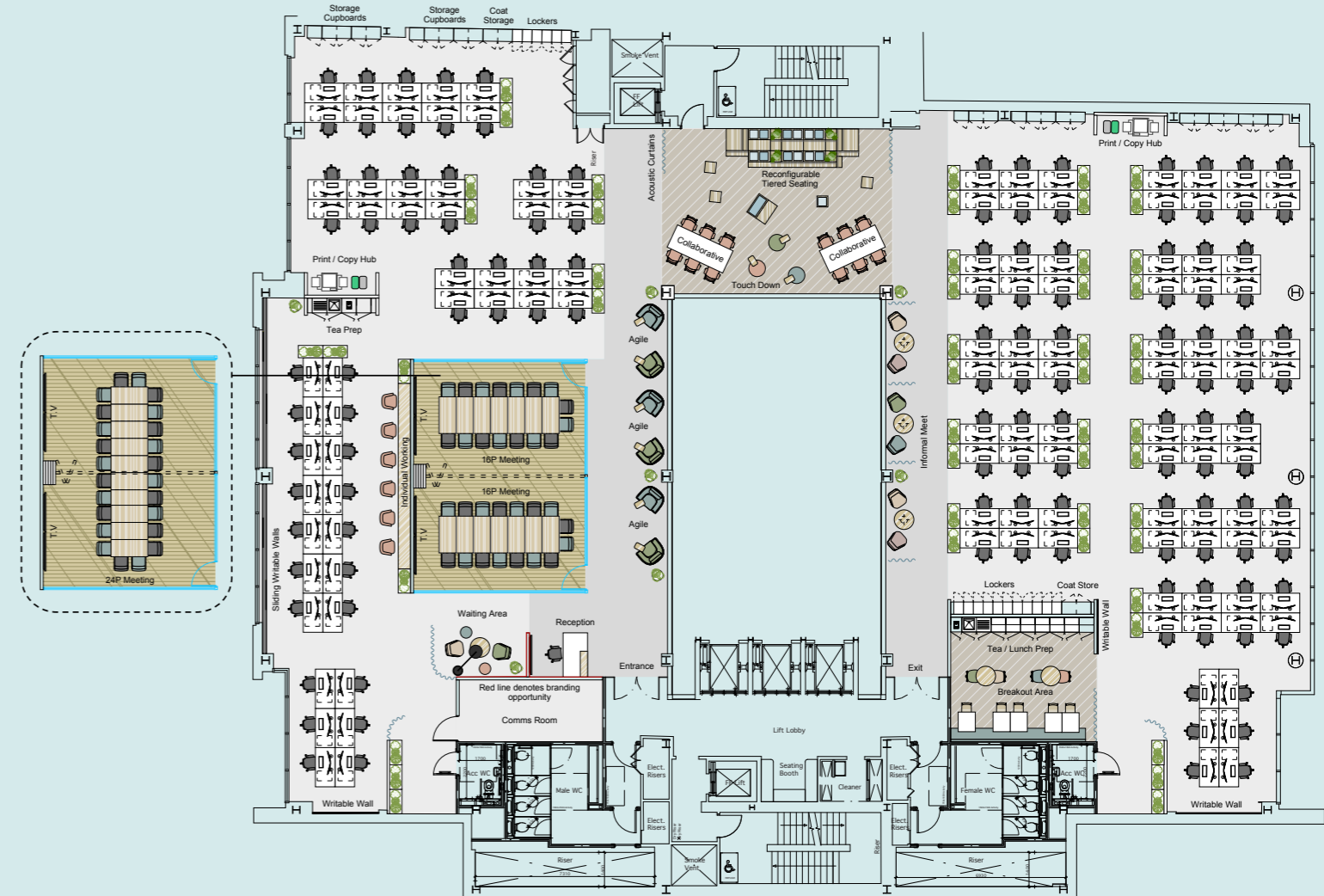
Option 1
 60% Desks / 40% Agile & Collaborative
 N.I.A: 968.4 Sq M / 10,424 Sq Ft



Six
 Atlantic
 Quay

Fourth

Option 2
 80% Desks / 20% Agile & Collaborative
 N.I.A: 968.4 Sq M / 10,424 Sq Ft



STANDARD WORKING
 72 x Workstation - 1600 x 800mm
 (73 no. required - Total at 1:8 sqm per person)

AGILE / COLLABORATIVE (Noted on drawing)
 22 x Agile Working
 10 x Collaboration
 20 x Touchdown / Tiered Seating
 06 x Individual Work
 16 x Working Booths
TOTAL: 74
 (49 no. required - Total at 1:8 sqm per person)

SUPPORT FACILITIES
 01 x Reception / Waiting Area
 03 x 6 P Meeting Room
 01 x 12 P Meeting Room
 02 x 16 P Meeting Room
 Or
 01 x 32 P Board Room
 03 x Quiet Pods
 01 x Breakout Area
 02 x Tea / Lunch Prep
 03 x Informal Meet
 01 x Comms Room
 02 x Print / Copy Hub

STANDARD WORKING
 130 x Workstation - 1600 x 800mm
 (131 no. required - Total at 1:6 sqm per person)

AGILE / COLLABORATIVE (Noted on drawing)
 06 x Agile Working
 12 x Collaboration
 14 x Reconfigurable Tiered Seating
 03 x Touchdown
 06 x Individual Work
TOTAL: 41
 (32 no. required - Total at 1:6 sqm per person)

SUPPORT FACILITIES
 01 x Reception / Waiting Area
 02 x 16 P Meeting Room
 Or
 01 x 24 P Board Room
 01 x Breakout Area
 02 x Tea / Lunch Prep
 03 x Informal Meet
 01 x Comms Room
 02 x Print / Copy Hub



Specification

A detailed technical specification can be shared upon request to interested parties



External

- Façade refurbishment and enhancement of ground floor frontage
- New feature entrance detail with architectural lighting & signage



Lift Lobby

- 3 x 8 passenger fully refurbished Otis 'panoramic' atrium lifts
- 2 x refurbished fire-fighting lifts
- Lift destination control
- Ceramic tiled floor finish
- Natural daylight from full height atrium



Entrance Foyer

- New open reception configuration off Robertson Street main entrance
- Additional entrance from pedestrianised square off York Street
- Unique double height common multi use reception hall
- Suite of bookable meeting rooms featuring elevated pod
- Multi function meeting room suite with folding partition and media wall
- Townhall steps feature space with projector screen and full AV system for informal gatherings
- Coffee station and seating area
- Timber panels to soft seating area
- Timber ceiling panels with integrated lighting
- Bespoke reception desk
- Slimline speed gates
- Superloo unisex toilet suite and accessible toilet



Office Areas

- Office floor to ceiling height - 2.7m
- 1,200 x 300mm perforated suspended ceiling
- Full raised access floor tiles, 150mm overall zone
- Recessed LED lighting
- New VRV mechanical ventilation system designed to 1/8 sqm



Toilet Core

- New male and female toilets formed on each floor
- Accessible and gender neutral toilet facilities provided on each floor
- High quality fixtures, fittings and sanitary ware
- Ceramic tiling to floors and walls
- Integrated lighting design
- Corian wash trough and sensor taps
- Full height laminate cubicle system



Basement Wellbeing Facilities

- Entrance from Robertson Street to wellbeing facilities
- Gym style changing rooms with individual showers, WC and lockers
- A range of cycle storage
- Bike repair stand
- Drying room and lockers
- Fully accessible WC and shower
- Wash trough, vanity unit with hairdryers and towel drop



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